| 118.0 | 0001 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 683,300 / 683,300 |
| | | | | | USE VALUE: | 683,300 / 683,300 |
| | | | | | ASSESSED: | 683,300 / 683,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 29 | | HENRY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZHAO ENHAO |
| Owner 2: | YAO YAO |
| Owner 3: | |
| Street 1: | 29 HENRY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARNEY JOHN A - |
| Owner 2: | - |
| Street 1: | 98 RICHFIELD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Conc. Block Exterior and 2385 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9153.000 | 221,400 | | 461,900 | 683,300 |
| Total Card | 0.210 | 221,400 | | 461,900 | 683,300 |
| Total Parcel | 0.210 | 221,400 | | 461,900 | 683,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.52 /Parcel: 286.52

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 75723

**GIS Ref**

**GIS Ref**

**Insp Date** 04/09/21

!9129!

## PREVIOUS ASSESSMENT

Parcel ID 118.0-0001-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 221,400 | 0 | 9,153. | 461,900 | 683,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 213,600 | 0 | 8,332. | 445,500 | 659,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 214,000 | 0 | 8,332. | 445,500 | 659,500 | 659,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 222,100 | 0 | 8,332. | 462,300 | 684,400 | 684,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 222,100 | 0 | 8,332. | 355,100 | 577,200 | 577,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 222,100 | 0 | 8,332. | 335,000 | 557,100 | 557,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 222,100 | 0 | 8,332. | 308,200 | 530,300 | 530,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 221,100 | 0 | 8,332. | 288,100 | 509,200 | 509,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 08:31:28 |

**LAST REV**

| Date | Time |
|---|---|
| 11/10/21 | 10:47:34 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9129

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARNEY JOHN A, | 78923-391 | 1 | 10/15/2021 | | 720,000 | No | No | | |
| FLETCHER BARBAR | 76163-571 | 1 | 11/13/2020 | Mult Lots | 1,060,000 | No | No | | |
| FLETCHER BARBAR | 50855-74 | | 3/10/2008 | Family | 10 | No | No | | Barbara Fletcher dod 6/22/2020 |
| FLETCHER RAYMON | 22132-325 | | 6/17/1992 | | | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2021 | SQ Mailed | MM | Mary M |
| 4/9/2021 | Measured | DGM | D Mann |
| 1/12/2021 | SQ Mailed | MM | Mary M |
| 3/5/2019 | Meas/Inspect | DGM | D Mann |
| 9/17/2018 | MEAS&NOTICE | CC | Chris C |
| 12/10/2008 | Entry Denied | 197 | PATRIOT |
| 4/10/2000 | Inspected | 264 | PATRIOT |
| 2/14/2000 | Measured | 264 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9153 | | Sq. Ft. | Site | | 0 | 70. | 0.72 | 6 | | | Topo | -5 | | | | | 461,905 | | | | | | 461,900 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 75723 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| Total AC/HA: | 0.21012 | Total SF/SM: | 9153 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 461,905 | Spl Credit | | Total: | 461,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 21 - Conc. Block | | |
| Sec Wall: | 19 - Texture 111 | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FA - Fair-Avg | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.96069896 |
| Adj $ / SQ: | 129.694 |
| Other Features: | 88000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 343831 |
| Depreciation: | 122404 |
| Depreciated Total: | 221427 |

## COMMENTS

SINK BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 3 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | |
| Totals | | | |
| 1 | 5 | 3 | |

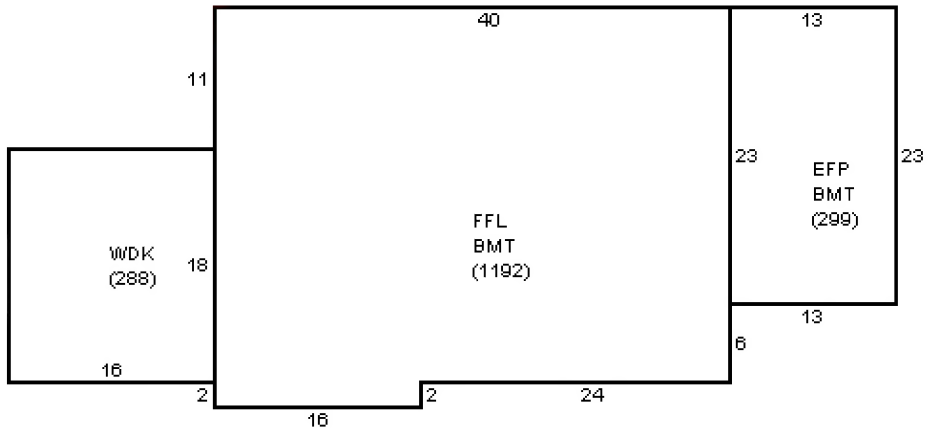
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 129.69 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 67.71 |
| Final Total: | 221400 | Val/Su SzAd | 185.74 |

## SKETCH




8

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,491 | 59.140 | 88,179 |
| FFL | First Floor | 1,192 | 129.690 | 154,596 |
| EFP | Enclos Porch | 299 | 34.900 | 10,436 |
| WDK | Deck | 288 | 9.100 | 2,621 |

| Net Sketched Area: | 3,270 | Total: | 255,832 |
|---|---|---|---|
| Size Ad | 1192 | Gross Area | 3270 | FinArea | 2385 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 80 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1985 | 0.00 | T | 27.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## PARCEL ID

118.0-0001-0002.0

## IMAGE

AssessPro Patriot Properties, Inc